

From: Information Management Team
Sent: Monday, 12 September 2022 4:29 pm
To: George Keith [REDACTED]
Subject: LGOIMA Motor Caravan Parks Consents

Kia ora George

Lower Hutt is not currently endorsed as a NZMCA motor-home friendly city. Many campers already take advantage of the facilities on offer at the Wellington Top 10 Holiday Park in Hutt Park, Seaview, and at the Dry Creek camping area in Belmont Regional Park which is managed by Greater Wellington City. There are dump stations in Lower Hutt and related services for campers.

I have attached the rules in the Hutt City District Plan for Hutt Park, but you will need to give us the address of the site if you want to know about any specific parks.

Kind regards

Ngā mihi

Susan Sales

Ringa Āwhina Tāhūhū ki Te Koromatua | Senior Advisor

Te Kaunihera o Te Awa Kairangi | Hutt City Council, [30 Laings Road](#), Private Bag 31912, Lower Hutt 5040, New Zealand
Paetukutuku: www.huttcity.govt.nz

From: George Keith <[REDACTED]>
Sent: Thursday, 8 September 2022 2:38 PM
To: ContactHCC <contact@huttcity.govt.nz>
Subject: [EXTERNAL] Consents

Under the OIA I would like to apply for a copy of the Consents requirements that New Zealand Motor Caravan Ass (nzmca) have to abide by for the Operating of their Parks under your Management if Applicable
Thank You
George Keith
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7B(iii) Hutt Park Visitor Accommodation

7B(iii) 1 Issues, Objectives and Policies

7B(iii) 1.1 Local Area Issue

7B(iii) 1.1.1 Hutt Park Visitor Accommodation

Issue

Existing visitor accommodation facilities established at Hutt Park include motels, tourist flats and cabins, campervan/caravan and tent sites and associated recreation facilities. It is necessary to provide for such activities as well as other activities that are compatible and support the visitor accommodation complex.

Objective

That activities carried out provide for a range of visitor accommodation facilities and other activities which are compatible and support the visitor accommodation.

Policy

- (a) To provide for activities that are an integral part of the Hutt Park visitor accommodation complex.
- (b) To provide for activities that support, enhance or complement the Hutt Park visitor accommodation complex.

Explanation and Reasons

The Hutt Park complex provides a range of visitor accommodation facilities in an attractive landscaped setting, which includes the adjacent Waiwhetu Stream. It is appropriate that activities, which are an integral part of the complex, should be permitted.

7B(iii) 1.2 Site Development Issue

7B(iii) 1.2.1 Buildings and Structures

Issue

Many activities, which are an integral part of or support the visitor accommodation complex, require the development of buildings and structures. To ensure that buildings and structures do not detract from the amenity values of the area and adjoining open spaces, it is important that the scale, size, location and external appearance of buildings and structures are controlled.

Objective

To ensure that any adverse effects on the amenity values of the area and adjoining open spaces are avoided, remedied or mitigated.

Policy

- (a) To ensure the size, scale, location and external appearance of buildings and structures enhances the amenity values associated with the area and adjoining open spaces.

Explanation and Reasons

Given that the existing visitor accommodation facilities are situated on a recreation reserve, it is important that the size, scale, location and external appearance of buildings and structures are managed so as to ensure that they do not detract from the amenity values of the area.

7B(iii) 2 Rules

7B(iii) 2.1 Permitted Activities

- (a) Visitor accommodation and associated activities, including recreation activities.
- (b) Retail activities.
- (c) Residential accommodation for caretakers and staff.

7B(iii) 2.1.1 Permitted Activity - Conditions

- (a) Retailing:

Retailing shall be limited to the sale of goods to guests staying at the complex only. There shall be no retailing to the general public. The size of the retail facility shall not exceed 100m² in gross floor area.
- (b) General Rules:

Compliance with all matters in the General Rules - see Chapter 14.

7B(iii) 2.2 Restricted Discretionary Activities

- (a) All buildings and structures of a Permitted Activity
- (b) Car parking areas.
 - (i) Non-notification

In respect of Rule 7B(iii)2.2(b), public and limited notification of applications for resource consent is precluded.

NOTE: Rule 7B(iii)2.2(b)(i) prevails over Rule 17.2.2.

7B(iii) 2.2.1 Matters in which Council has Restricted its Discretion and Standards and Terms

- (a) **All buildings and structures of a Permitted Activity.**
 - (i) Design and External Appearance, Height and Location of Buildings and Structures:

- The design and external appearance of buildings and structures and their likely adverse effects on amenity values of the area and adjoining open spaces.
 - Buildings and structures shall be located on the site in a way that ensures the open space amenities and park like setting are maintained and enhanced.
 - Buildings and structures shall be designed so that they are not considered obtrusive and should not exceed 8m in height.
- (ii) Landscaping and Screening:
- Areas around buildings shall be landscaped to mitigate adverse effects.
 - Outdoor storage areas shall be screened or planted to mitigate adverse effects.
- (b) **Car parking areas.**
- (i) Landscaping and screening:
All outdoor carparking areas shall be landscaped.

7B(iii) 2.2.2 Other Matters

All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

7B(iii) 2.3 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.

7B(iii) 2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Condition.

7B(iii) 2.4 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Restricted Discretionary or Discretionary Activity.
- (b) Licensed Premises.

7B(iii) 2.5 Other Provisions

- (a) Subdivision - See Chapter 11.
- (b) Financial Contributions See Chapter 12.
- (c) Network Utilities, including the National Grid - See Chapter 13.
- (d) General Rules - See Chapter 14.

7B(iii) 3 Anticipated Environmental Results

- (a) Activities directly related to the proper operation or functioning of visitor accommodation at Hutt Park will be permitted.
- (b) Buildings and structures will have no more than minor adverse effect on amenity values.
- (c) There will be no more than minor adverse traffic impacts on the adjoining road network.